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BOOK 210 PAGE 297

CANNON

STREET

Mailed to Chestertown Development, L.P. Dec. 1, 1986.

TAXES FOR 1986-87 AND ALL PRIOR YEARS PAID BY DEED.

*Boyer Williams*

RECEIVED

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CLERK-CIRCUIT COURT  
KENT COUNTY

RECEIVED FOR TRANSFER  
THIS 31st DAY OF October 1986  
*Nancy L. Unruh* SECRETARY  
CLERK-DEPT. OF ASSESSMENTS KENT CO. MD.

LAW OFFICES OF  
ERNEST S. COOKERLY  
CHESTERTOWN, MD. 21620  
TELEPHONE 776-8118

THIS DEED, made this 30<sup>th</sup> day of October, 1986, by and between EUGENE HALL JOHNSTONE and MARGARET K. JOHNSTONE, his wife, and ROBERT J. KESTELL and JANET A. KESTELL, his wife, of Kent County, State of Maryland, of the first part; and CHESTERTOWN DEVELOPMENT, L.P., a Delaware Limited Partnership, of the second part.

WITNESSETH, that in consideration of the sum of Two Hundred Sixty Thousand (\$260,000.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Eugene Hall Johnstone and Margaret K. Johnstone, his wife, and Robert J. Kestell and Janet A. Kestell, his wife, do grant and convey unto the said Chestertown Development, L.P., its successors and assigns, in fee simple, the following described properties:

ALL those lots or parcels of land situate, lying and being in the Fourth Election District of Kent County, Maryland, being in the Town of Chestertown, and described as follows, that is to say:

TRACT NO. 1:

PARCEL NO. 1: All that lot of land designated as 208 Front Street in said Town. The said lot having a frontage of 45 feet on South Front Street and a depth of 165 feet.

RECD FEE 49.50  
RECD TAX 858.00  
TRAM TAX 2600.00

PARCEL NO. 2:

LOT NO. 1: All that parcel or tract of land located on the northwest side of Princess Street between Cannon Street and the railroad track and described as follows: BEGINNING for the same at the southwest boundary line where the same intersects said Princess Street of the Ellen Fisher property and running thence by and with said Princess Street in a southwesterly direction thirty feet and extending back an even depth of seventy-five feet to the lands of Mrs. Thomas D. France in the rear, being, moreover the same lands which were conveyed by Joshua T. Twilley, et al, to Charles Sumner Post No. 25, Grand Army of the Republic, by deed bearing date the 25th day of April, 1908, and recorded among the Land Records for Kent County, Maryland, in Liber J.T.D. No. 17, Folio 121.

LOT NO. 2: All that parcel or tract of land on the northwest side of Princess Street between Cannon Street and the railroad track, adjoining on

the southwest the lot upon which the Grand Army Hall now stands which Grand Army Hall lot was heretofore conveyed to the said Charles Sumner Post No. 25, Grand Army of the Republic and extending along and fronting upon said Princess Street a distance of twenty five feet and having an even depth of seventy five feet to the lands of Mrs. Thomas D. France in the rear, being moreover the same lands which were conveyed by Peter G. Miller to Charles Sumner Post No. 25, Grand Army of the Republic, by deed bearing date the 4th day of May, 1908, and recorded among the Land Records for Kent County, Maryland, in Liber J.T.D. No. 17, Folio 130.

SAVING AND EXCEPTING THEREFROM HOWEVER, all that parcel or tract of land being a vacant lot immediately adjoining the lands of Wm. R. Maul and his sister on the northwest side of Princess Street and extending from the said Maul lot in a northeasterly direction along said Princess Street a distance of twenty one feet and having an even depth of seventy five feet to the land of Mrs. Thomas D. France in the rear, being moreover the same lands which were conveyed by Charles Sumner Post No. 25, Grand Army of the Republic, et al, to John Phillip Hanson, by deed dated the twenty-third day of June, 1908, and recorded among the Land Records for Kent County, Maryland, in Liber J.T.D. No. 17, Folio 279.

PARCEL NO. 3: All that lot or parcel of ground situate on the South East side of Princess Street (now Queen Street extended) in Chestertown, Kent County, Maryland, being part of Town Lot Number 8 (see plat R.A.S. No. 4, Folio 213) and described as follows:

BEGINNING on said Princess Street at the intersection of this lot and the lot recently conveyed by Willard Kinsey to Elmer E. Campher (see E.H.P. No. 73, Folio 429) and running thence by and with Princess Street South Westerly thirty-two (32) feet; thence at right angles to Princess Street by and with the lands of H. H. Rigby (see Orphans' Court Case No. 3347) South Easterly eighty-one (81) feet; thence at right angles North Easterly thirty-two (32) feet to the line of the lot conveyed by Willard Kinsey to Elmer E. Campher, and thence at right angles North Westerly, by and with the lines of said Elmer E. Campher's lot to the beginning.

2.

PARCEL NO. 4: All that lot of ground situate, lying and being on Scott Point in Chestertown, in the Fourth Election District of Kent County, State of Maryland, aforesaid, and described as follows, that is to say: Beginning for the same at a point on the centerline of Water or Front Street in a section of Chestertown known as Scott's Point (said street is as it is used today), said point is on the division line of the herein described lands and those of the Delaware Railroad Company, and running: (1) thence by and with the Delaware Railroad Company property the four following courses and distances North 77 degrees 00 minutes West 11.1 feet to a point, South 14 degrees 06 minutes West 6.0 feet to a point, North 77 degrees 00 minutes West 74.0 feet to an iron pipe, North 53 degrees 37 minutes West 55.7 feet to an iron pipe set in the division line of other lands; (2) thence by and with the division line of other lands, North 11 degrees 45 minutes East 36.75 feet to an iron pipe set on the southerly line of an alley or way; (3) thence by and with the line of said alley or way, South 76 degrees 24 minutes East 138.2 feet to a point on the centerline of the aforementioned Water or Front Street; (4) thence by and with the centerline of said street, South 14 degrees 06 minutes West 45.2 feet to the point of beginning. Containing in all 0.12 acres of land, more or less, and more particularly described by a survey made September, 1953, by J. B. Metcalfe, Registered Surveyor.

PARCEL NO. 5: All that lot of land on the south side of Queen Street, being known as Nos. 225 and 227 Queen Street, and being a lot of land 34 feet on said Street with a depth of 66 feet.

SAVING AND EXCEPTING the Right of Way Acquisition by the State Roads Commission of 324 square feet of land in Civil No. 395.

PARCEL NO. 6: All that lot of land situated on the Northwest side of Front Street and South of Cannon Street, in Chestertown, Kent County, Maryland, and having a frontage on said Front Street of 15 feet, more or less, and an even depth of 70 feet, more or less, designated as No. 214 South Front Street.

PARCEL NO. 7:

LOT NO. 1: All that lot of land and premises situate, lying and being on the Northeasterly side of Railroad Avenue in Chestertown and described as

follows: BEGINNING at a point in the middle of Railroad Avenue, which Avenue adjoins the lands of P.B. & W. Railroad between Queen and Front Street and at a distance from the middle of said Queen Street of 162 feet and running thence in a Northeasterly direction by and with the lands now or formerly belonging to Sue Wilson 106 feet to the lands formerly belonging to Abraham Robinson, thence in a Southeasterly direction by and with said Robinson lands 68 feet to said Wilson lands; thence in a Southwesterly direction by and with said Wilson lands 106 feet to the middle of said Railroad Avenue, thence by and with the middle of said Railroad Avenue 68 feet to the place of beginning.

TOGETHER with the right to use in common the alley ways between the hereby conveyed property and the aforesaid Wilson lands.

LOT NO. 2: All that double house and lot situated on the Northwest side of Queen Street in said Chestertown, and designated as lots 202 and 203 on page 4 of the Sanborn Insurance Map, with a frontage of about thirty-one feet on said Queen Street and even depth of about seventy-five feet, adjoining the property of Julia Roberts on the East and the property of the said J. Romie Byron on the West.

PARCEL NO. 8: All that lot of ground situate, lying and being in Chestertown, in the Fourth Election District of Kent County, State of Maryland, and described as follows, that is to say: All that lot or parcel of land situate, lying and being on the West side of Queen Street, Chestertown, and described as follows: BEGINNING for the same at a point on the Northwest side of said Queen Street on the division line between P.B. & W. Railroad land and the property hereby intended to be conveyed; and running in a Northeasterly direction by and with said Queen Street 35 feet to the Southeast corner of the house hereon erected, thence in a Northwesterly direction 75 feet to the land of Thomas D. France (formerly the property of Joshua T. Twilley), thence in a Southwesterly direction by and with said France land 13 feet to the said Railroad land, thence in a Southerly direction by and with said Railroad land 78 feet 6 inches to the place of beginning.

LAW OFFICES OF  
ERNEST S. COOKERLY  
CHESTERTOWN, MD. 21620  
TELEPHONE 778-2112

TOGETHER with the right previously granted and conveyed to J. Romie Byron for permission to allow the second story part of the house to overhang 3



feet 8 inches over the alley between the property conveyed and property formerly belonging to Susan A. Clements, all as set forth in Liber A.P.R. No. 3, Folio 427.

SAVING AND EXCEPTING the Right of Way Acquisition by the State Roads Commission of 762 square feet of land in Civil No. 394.

PARCEL NO. 9: All that lot of ground situate, lying and being in Chestertown, on the northwesterly side of South Queen Street and described as follows, that is to say: BEGINNING for the same at a point on the northwesterly line of South Queen Street (50 feet wide) and north 43 degrees 57 minutes east 161.00 feet along the said line of Queen Street from the center line of the P.B. & W. Railroad main track, and running (1) thence by and with the outline of Lot No. 1, North 46 degrees 03 minutes West 76.00 feet to a hub set in the line of lands of C. W. Kibler & Sons; (2) thence by and with the said Kibler lands the two following courses and distances: North 43 degrees 57 minutes East 31.50 feet to a hub, South 46 degrees 03 minutes East 76.00 feet to a hub set on the side of Queen Street; (3) thence by and with the line of Queen Street, South 43 degrees 57 minutes West 31.50 feet to the point of beginning. Containing 2394 square feet of land, more or less, according to a survey made in January, 1951, by J. B. Metcalfe.

PARCEL NO. 10: All that parcel or tract of land situate, lying and being on the Northwest side of Queen Street, west of Cannon Street, adjoining the lands of or formerly of Peter Miller and others and extending in a Southwest direction from the southwest corner of said Miller's lot along said Queen Street and facing thereon a distance of twenty-seven feet and extending with an even depth of seventy-five feet in a northwesterly direction from said Queen Street.

PARCEL NO. 11:

LOT NO. 1: All that lot or parcel of land situate, lying and being on the Southwesterly side of Cannon Street in Chestertown, Kent County, Maryland, and particularly described in a survey and plot made by Marion Dek. Smith, Jr., Civil Engineer, July 15, 1942.

BEGINNING at a point on the Southwesterly side of Cannon Street

beginning at a point in the Southeast corner of Cannon Street, distant from the intersection of the Southeasterly side of Queen Street, and the Southwesterly side of Cannon Street 182 feet, and where the division line between said lot, and the lot of George Gardiner intersect the Southerly line of Cannon Street, thence South 44 degrees 30 minutes West 129.2 feet to a point, thence South 45 degrees 30 minutes East 60 feet to a point, thence South 44 degrees 30 minutes West 20 feet to a point, thence North 45 degrees 30 minutes West 60 feet to a point, thence South 44 degrees 30 minutes West 40 feet to a point, thence North 45 degrees 30 minutes West 26.7 feet to a point, thence North 44 degrees 30 minutes East 40 feet to a point, thence North 45 degrees 30 minutes West 17.3 feet to a point, thence North 44 degrees 30 minutes East 149.2 feet to a point on the Southeast side of Cannon Street, thence by and with said Cannon Street, South 45 degrees 30 minutes East 44 feet. Said lot being designated on the Plot above mentioned as Lot No. 1. Said lot adjoins lands of S.T.H. Pfeffer, The Methodist Church, and Lot No. 2 on the Northwesterly side, lands of W. R. Hubbard and George Gardiner on the Southerly and Southeasterly side.

LOT NO. 2: BEGINNING at a point where the Northeasterly corner of A. Freeman's lot corners with the Southwesterly line of the Methodist Church lot, and running South 45 degrees 30 minutes East 72.5 feet to a point, thence South 44 degrees 30 minutes West 42.8 feet to a point, thence North 45 degrees 30 minutes West 72.5 feet to a point, thence North 44 degrees 30 minutes East 42.8 feet to beginning. Said lot being designated on the above mentioned Plot and survey as Lot No. 2, and having a right of way 8 feet 3 inches wide over lands now or formerly of A. Freeman to Queen Street, and with a further Right of way over the Northeasterly line of Lot No. 3 on said plot, in common with the said Lot No. 3, 6 feet wide to the rear of said lot to said Queen Street, giving with the present 8 feet, 3 inches Right of way, use of a strip of 14 feet 3 inches to said Queen Street. The above lots nos. 1 and 2 being a part of the lands described in a Deed from Herbert E. Perkins, Assignee to The Kent Building and Loan Company of Chestertown, Maryland, dated the 29th day of May, 1941, duly acknowledged and recorded among the Land Records for Kent County, aforesaid, in Liber R.A.S. No. 26, Folio 494, etc., and in said deed designated

as Parcel No. 4 and Parcel No. 5.

LOT NO. 3: All that lot adjoining Lot No. 2 above designated on plot and survey as Lot No. 3, beginning at a point on the Southeasterly side of said Queen Street where the division line between the W. J. Vannort lot and lot no. 3 intersects said line of Queen Street and running by and with said Queen Street North 44 degrees 30 minutes East 31.2 feet to a point, thence South 45 degrees 30 minutes East 154.3 feet to a point, thence south 44 degrees 30 minutes West 31.2 feet, thence north 45 degrees 30 minutes West 154.3 feet to a point of beginning. And being the same lands and premises which were conveyed to the said Kent Building and Loan Company of Chestertown, Maryland, by Robert E. Lee, Treasurer, by deed dated July 14, 1944, duly acknowledged and recorded among the Land Records for Kent County aforesaid in Liber R.A.S. No. 31, Folio 484.

SUBJECT to the various grants of easements to utility companies.

BEING the same land conveyed to Eugene Hall Johnstone, et al, from Elmer E. Campher by deed dated February 9, 1979, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 85, Folio 841.

TRACT NO. II:

PARCEL NO. 1: All those properties, located on Front Street and known as 216 and 218 Front Street, together with the adjacent lot.

PARCEL NO. 2: All that lot, piece or parcel of land situated near and on the northwesterly side of Front Street and west of Cannon Street in Chestertown, as follows:

BEGINNING for the same at a point of intersection of the division line of the herein lot to be conveyed and the line now or formerly of Carmichael at a point of intersection with the land now or formerly of the Boyer heirs and being the Easterly corner of the lot herein conveyed and running by and with the line of the land of the said Boyer property and the property now or formerly of Gardner in a southwesterly direction a distance of 61.5 feet more or less to lands now or formerly of Lulu Miller, thence at right angles and by and with other lands of said Lulu Miller and in a northwesterly direction a distance of 110 feet more or less to the line of the lands now or formerly owned by Fannie

Blake heirs, thence at right angles and in a northeasterly direction and by and with said Blake lands and the lands now or formerly of William G. Sutton a distance of 61.5 feet, more or less, to the line of the lands of the said Carmichael heirs, and thence at right angles in a southeasterly direction by and with the said Carmichael lands a distance of 110 feet to the point of beginning.

TOGETHER with a right of way 9 feet 10 inches in width from said lot over lands of said Lulu Miller to the said Front Street with right of egress and ingress to and from said street.

PARCEL NO. 3: All that lot or parcel of land situate on the north side of a public street known as Railroad Avenue in Chestertown lying between Front Street and South Queen Street (Princess Street) and to the south of Cannon Street in said town, having a frontage of 31 feet 6 inches, more or less, on said Railroad Avenue, and a depth of 90 feet, more or less. The lot hereby intended to be conveyed lies 88 feet, more or less, to the east of the east curb line of South Queen Street (or Princess Street), and is bounded on the west by the lands now or formerly of William S. Collins; on the north by the lands now or formerly of S. Scott Beck, et al, on the east by lands now or formerly of James H. Chambers, and on the south by Railroad Avenue aforesaid. The premises located upon the said lot are known as Nos. 117 and 119 Railroad Avenue.

BEING the same land conveyed to Eugene Hall Johnstone, et al, from Wilbur Ross Hubbard by deed dated June 11, 1979, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 90, Folio 234.

Under the above-cited conveyance, the Grantors have a right of first refusal to purchase 210 Front Street for their lifetime and no longer. In the event the Grantors have the opportunity to exercise said right of first refusal they do hereby assign the same unto the Grantee.

TRACT NO. III: All that lot beginning for the same on the northwest side of Front Street and south of Cannon Street at a point where the southeast corner of the lot herein described and the southwest corner of the lot now or formerly owned by John H. Comegys corners on the northwesterly side of Front



- 9 -

Street; thence running by and with the land of the said John H. Comegys and the lands now or formerly of Herman Blackway in a northwesterly direction 90 feet more or less to the lands now or formerly of John B. Cotton; thence by and with the said John B. Cotton lands in a southwesterly direction 30 feet more or less to the lands now or formerly of Helen E. Dwyer; thence by and with the said Helen E. Dwyer lands in a southeasterly direction 90 feet more or less to the northwesterly side of Front Street; thence by and with the northwesterly side of Front Street in a northeasterly direction 30 feet more or less, to the place of beginning, and known as 202 S. Front Street.

BEING the same land conveyed to Eugene Hall Johnstone, et al, from Alfonzo Broughton and Earlene Broughton, his wife, by deed dated September 28, 1979, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 95, Folio 211.

TRACT NO. IV: All that lot on the northwest side of Front Street between Cannon Street and the Railroad property, adjoining the land now or formerly of Mrs. Wm. F. Malin on the northeast side and the land formerly belonging to George Carmicle on the southwest side and having a frontage on Front Street of fifteen (15) feet, more or less, and an even depth of eighty-five (85) feet, more or less, extending back in a northwesterly direction from said Front Street.

BEING the same land conveyed to Eugene Hall Johnstone, et al, from Judy A. Bakker by deed dated November 23, 1979, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 98, Folio 85.

TRACT NO. V: All that lot of land and premises situate, lying and being on the Northeasterly side of Railroad Avenue and designated as 107 Railroad Avenue, and being a lot of land 17 feet, more or less, on said street with a depth of 106 feet from the middle of said Railroad Avenue.

TOGETHER with the right to use in common, the alley way between 107 and 109 Railroad Avenue.

BEING the same land conveyed to Robert J. Kestell, et al, from Elmer E. Campher by deed dated October 18, 1985, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 187, Folio 296.

SUBJECT to the existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, waters, privileges, appurtenances and advantages, to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said the Chestertown Development, L.P., its successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

Witness:

*Eugene Hall Johnstone*

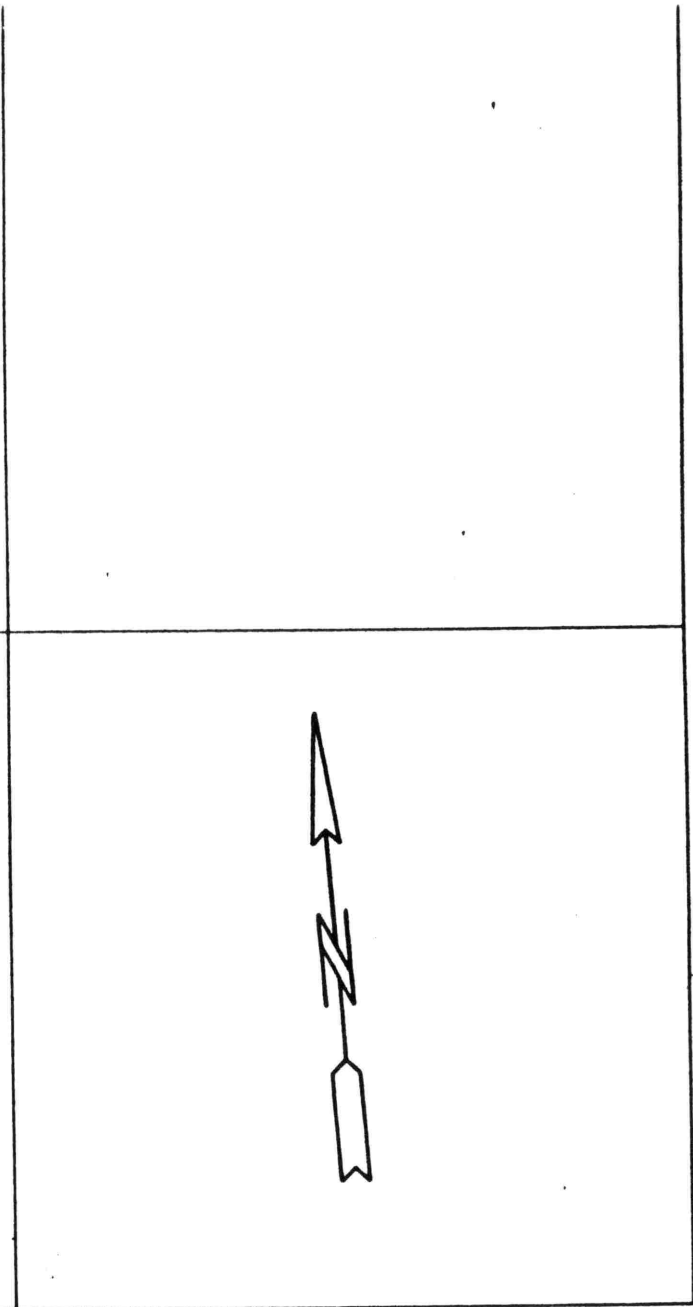
*Eugene Hall Johnstone* (SEAL)  
Eugene Hall Johnstone

*Margaret K. Johnstone* (SEAL)  
Margaret K. Johnstone

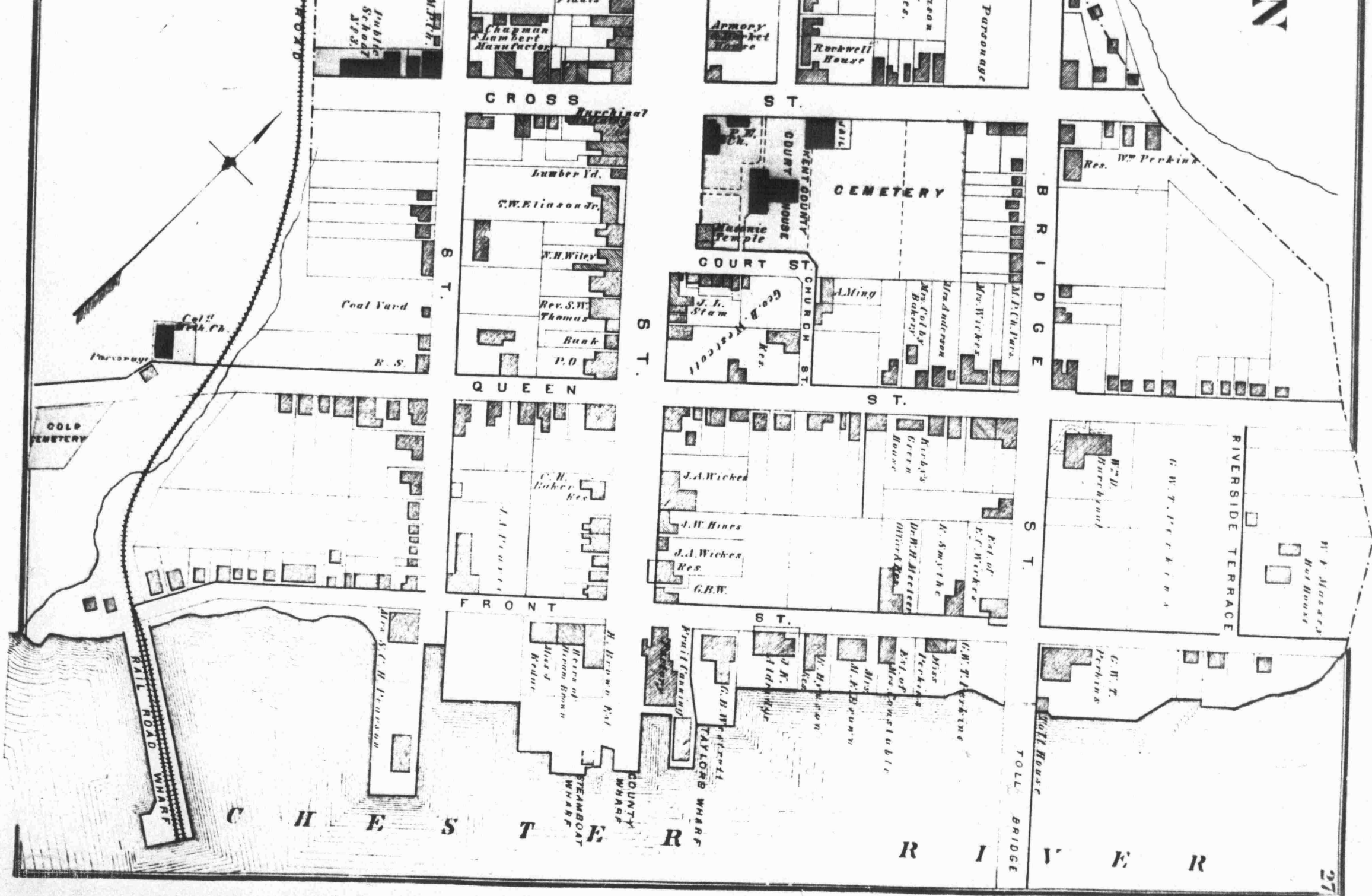
*Robert J. Kestell* (SEAL)  
Robert J. Kestell

*Janet A. Kestell*

*Janet A. Kestell* (SEAL)  
Janet A. Kestell



KENT COUNTY, MARYLAND





OPTION AGREEMENT FOR SALE OF REAL ESTATE15.00  
Return  
To  
Cookerly

THIS OPTION AGREEMENT made this 30 day of Oct, A.D.,  
1986, by and between L. VINCENT RAMUNNO, of New Castle County, State of Delaware,  
hereinafter called the Purchaser, of the one part, and ROBERT J. KESTELL and JANET  
A. KESTELL, his wife, hereinafter called the Sellers, of the other part.

WITNESSETH: That in consideration of TEN DOLLARS and No/100—(\$10.00)  
in hand received and for other valuable considerations, the Sellers hereby grant to the Purchaser  
an Option to purchase a parcel of land:

RECD FEE 15.00

Being whatever other property they retain in Exhibit B.  
attached hereto after settlement on another contract for the sale of various  
parcels between the parties, including approximately 6700 square feet of land  
being a portion of the railroad property that the Sellers still own which is  
located on Front Street, Chestertown, Maryland and being the shaded area  
indicated in said Exhibit B for the purchase price of \$20,000.00 if said  
option is exercised within one (1) year after the aforesaid settlement, and  
\$25,000.00 more each year thereafter until the fifth year when the purchase price  
shall be \$25,000.00. Said option shall be exercised in writing with settlement  
to be held within thirty (30) days thereafter of which time the full purchase  
price shall be paid. The option shall expire five (5) years from  
the date hereof.

The title to said property shall be a good, marketable fee simple title, free and clear  
of liens and encumbrances.

This Option can be recorded

This Agreement shall be binding upon the parties hereto, their heirs, successors, administrators  
and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals  
the day and year first above written.

SEALED AND DELIVERED IN  
THE PRESENCE OF:

Ernest S. Cookerly

Ernest W. Clark

Ernest W. Clark

L. Vincent Ramunno  
L. VINCENT RAMUNNO

Purchaser (Seal)

Robert J. Kestell  
ROBERT J. KESTELL

10/2/86 Seller (Seal)

Janet A. Kestell  
JANET A. KESTELL

10/2/86 Seller (Seal)

Delivered to Ernest S. Cookerly Dec. 1, 1986.

RECEIVED

OCT 31 11 51 AM '86

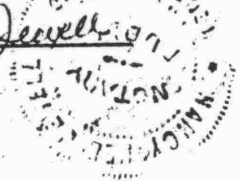
CLERK CIRCUIT COURT

NEW CASTLE COUNTY

*Maryland*  
STATE OF ~~DELAWARE~~ )  
*Kent County* ) SS.  
NEW CASTLE COUNTY )

BE IT REMEMBERED, that on this *31st* day of *October*, A.D., 1986  
personally came before me L. VINCENT RAMUNNO, party to this Option Agreement, known  
to me personally to be such, and he acknowledged this Agreement to be his act and Deed.


*Nancy Lee Jewell*  
Notary Public



*Maryland*  
STATE OF ~~DELAWARE~~ )  
*Kent* ) SS.  
NEW CASTLE COUNTY )

BE IT REMEMBERED, That on this *30th* day of *October*, A.D.,  
1986, personally came before me ROBERT J. KESTELL and JANET A. KESTELL, his wife,  
known to me personally to be such, and they acknowledged the Agreement to be their Act  
and Deed.

*Nancy Lee Jewell*  
Notary Public



[illegible]

(2)

WHEREAS, said contract between the Plaintiff and Vincent L. Ramunno was mentioned in paragraph No. 3 of the Complaint filed herein , and

WHEREAS, Sarah Elizabeth Derry joins in this agreement to confirm that the boundaries of her property as described on the amended Exhibit 2, which is incorporated herewith and intended to become a part hereof is acceptable as evidence of the boundaries of her property, and

WHEREAS, Cora C. Cushny as the present owner of land which is designated as "Fannie Blake" on the said plat provided substantial evidence to the Plaintiff herein of her claim to the subject property which includes evidence that Cora C. Cushny's predecessors in title have paid property taxes on part or all of the subject property for a considerable number of years, and

NOW, THEREFORE in consideration of the mutual promises and covenants herein and with full intent that this suit to quiet title be finally settled the parties agree as follows:

1. That the attached amended Exhibit No. 2 depicts a parcel of land carved out of the Parcel No. 2 as shown on the Nuttle Survey Plat which area is approximately 61 feet x 79.84 feet. Said carved out parcel will extend from the cyclone fence, which forms the northeast visible boundary of the lands of Sarah Derry, (lands which are described as "Andrew Derry" on said plat) along a line which is a continuation of Course No. 11 to the beginning of Course No. 12; thence along Course 12 to a point exactly 25 feet from the iron rod which marks the beginning of Course 13; thence



(3)

in a southwesterly direction, along a new line of division which is 25 ft. distant from and parallel to Line No. 13 as shown on said plat, a distance equal to the distance from the visible boundary of the lands of Sarah Derry, along course 11 to the iron pipe which marks the beginning of Course 12 until the intersection with another new line of division, which second new line is an extension of the northeast visible boundary of the lands of Sarah Derry; Thence, in a northwest direction along said extension of the northeast visible boundary of the lands of Sarah Derry, the place of beginning.

Any no mans land which shall exist between the carved out parcel and the property of Cora C. Cushny, as described in her deed, shall be described properly at the time of the resurvey and a quit claim deed for said no mans land shall be given Cora C. Cushny by the signators of this agreement.

2. That the carved out area as described in Paragraph 1 will be transferred by deed from Carolyn Lomax and any other party hereto who may have an interest in said carved out parcel to Cora C. Cushny in fee simple.

3. That the Plaintiff and all parties signing this agreement within 60 days after the subject property has a quieted title, will release any right-of-ways, easements or other encumbrances which may effect the carved out section described in Paragraph No. 1 herein.

4. That Vincent L. Ramunno, who was not named in the lawsuit herein, but who owns property adjacent to the subject property

(4)

sign a quit claim deed to Cora C. Cushny releasing all his rights, title and interest to the carved out parcel described in Paragraph 1 herein.

5. That a survey prepared by William R. Nuttle fulfilling the intent of this agreement as much as is practicable shall be prepared and an amended plat shall be attached hereto in order to replace the rough-sketch which is now attached hereto as amended Exhibit No. 2.

6. That on said plat which shall be recorded in the Land Records of Kent County and which is prepared in accordance with this agreement, the carved out parcel mentioned in Paragraph No. 1 as "lands of Cora C. Cushny" and the remaining parcel shall be designated "Lands of Carolyn M. Lomax."

7. That the parcel designated as the "Lands of Carolyn M. Lomax" shall be owned by the Plaintiff herein in fee simple.

8. That Cora C. Cushny shall pay the Surveyor's Bill as required by Paragraphs No.5 & No.6 above.

9. That all parties will be responsible for their own respective attorney's fee.

10. That the Plaintiff will pay all court costs herein.

(5)

WITNESS the hands and seals of the parties hereto:

Witness:

\_\_\_\_\_  
Pauline K. White, Esquire  
Guardian of the Property of  
Carolyn M. Lomax (Seal)

\_\_\_\_\_  
George A. Lomax  
Guardian of the Person of  
Carolyn M. Lomax (Seal)

\_\_\_\_\_  
George A. Lomax  
Personal Capacity (Seal)

Robert H. Strong Jr.  
\_\_\_\_\_  
Cora C. Cushny (Seal)

Robert H. Strong Jr.  
\_\_\_\_\_  
Sarah Elizabeth Derry (Seal)

\_\_\_\_\_  
Vincent L. Ramunno (Seal)

August 4, 1993.

Mrs. Theodorus V. W. Cushny  
P. O. Box 600, Swan Creek Rd.  
Rock Hall, Md. 21661

Dear Mrs. Cushny:

Bob Strong gave me a copy of your letter and asked me to follow up on it. The main stumbling block in splitting up your property in Scotts Point is the 11' access strip, so I went around to see Bill Ingersoll. He said that if you do not alter any lot lines that you would possibly be allowed to build on the Rigby and Blake lot (the 0.245-acre tract shown on the McCrone plat of 1978). This would be considered an existing lot with road frontage. However, if you change any of the existing lines zoning gets to take a crack at you, and Bill thought that there was little chance of it being accepted. Also, unless you added the Lomax tract to the Rigby and Blake lot you will be stuck with a parcel of land without access.

Ideally, if you and your neighbors would pool resources some sort of a logical development plan could be worked out. I understand, however that it might not be possible at this time. My advice, for whatever it is worth, would be to stand pat for the time being and see what comes up.

Sincerely yours,



DESCRIPTION OF PART OF THE LANDS OF CAROLINE MILLER LOMAX,  
CHESTERTOWN, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the easternmost corner of the lands of Sarah Derry, said point being S 34 52 30 E - 200.85' from an iron pipe on the southeast side of Queen Street at the northernmost corner of said Derry lands; and running, thence, by and with a new division line between the herin described lands and the lands of Cora Cushny S 34 52 30 E - 60.51' to an iron pipe and N 58 36 40 E - 62.91' to an iron pipe and the lands of Chestertown Development Ltd. Partnership; thence, by and with said lands S 33 44 20 E - 25.02' to an iron pipe; thence, still by and with said Chestertown Development lands and with the lands of Robert F. Miller S 58 36 40 W - 102.98' to an iron pipe; thence, still by and with said Miller lands and with the lands of Hilda Gilbert S 18 44 40 E - 8.68' to an iron pipe and S 51 25 20 W - 39.45' to an iron pipe and other lands of Lomax; thence, by and with said other lands of Lomax N 49 13 10 W - 34.50' to an iron pipe and the lands of the Town of Chestertown; thence, by and with said town lands N 21 38 30 E - 43.65' to an iron pipe and N 10 07 40 W - 33.73' to a steel rod and other lands of Chestertown Development ~~lands~~; thence, by and with said lands N 35 52 W - 5.64' to a steel corner post and the lands of Sarah Derry; thence, by and with said Derry lands N 54 49 40 E - 40.39' to the place of beginning. Containing in all 0.171 acres of land, more or less.

March 24, 1992.

William R. Nuttle.

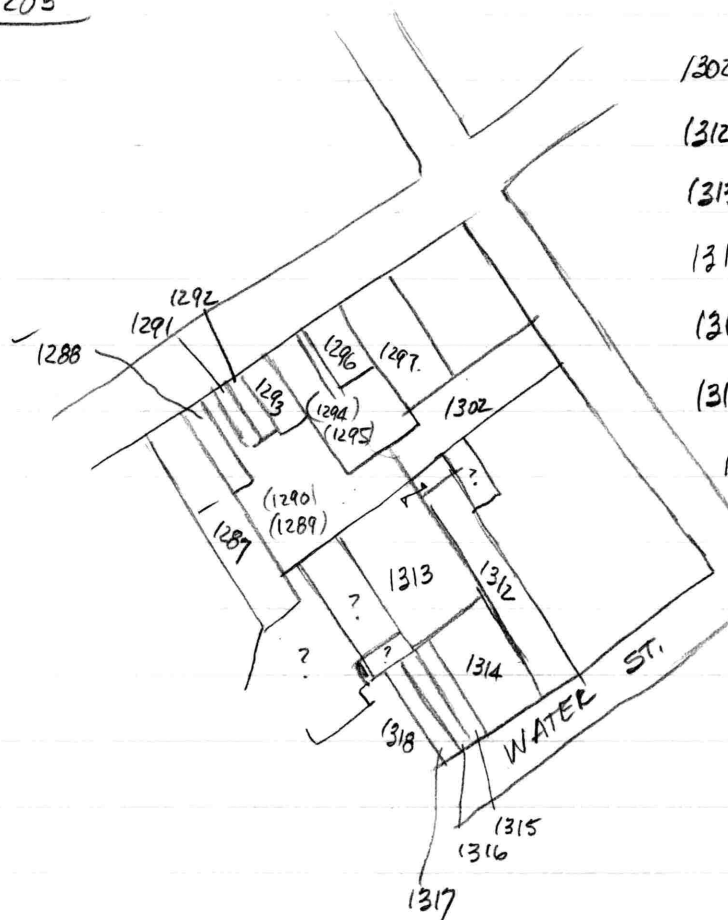
DESCRIPTION OF LANDS TO BE CONVEYED TO CORA C. CUSHNY,  
CHESTERTOWN, KENT COUNTY, MD.

Beginning for the same at an iron pipe marking the southernmost corner of the lands of Cora Cushny, the westernmost corner of the herein described lands, and on the line of the lands of Sarah Derry, said point being S 34 52 30 E - 180.66' from an iron pipe on the southeast side of Queen Street at the northernmost corner of said Derry lands; and running, thence, by and with said Cushny lands N 54 02 20 E - 64.51' to an iron pipe and the lands of Chestertown Development Ltd. Partnership, thence, by and with said lands S 33 44 20 E - 85.77' to an iron pipe and a new division line between the herein described lands and the lands of Caroline Miller Lomax; thence, by and with said Lomax lands S 58 36 40 W - 62.91' to an iron pipe and N 34 52 30 W - 60.51' to an iron pipe at a corner of the aforementioned Derry lands; thence, by and with said Derry lands N 34 52 30 W - 20.19' to the place of beginning. Containing in all 0.122 acres of land, more less.

March 24, 1992.

William R. Nuttle.

MAP 203



1302 Chest Devel 210/297  
 1312 " "  
 1313 " "  
 1314 John A. Hootley 297/351  
 1315 Chest. Devel. 286/59  
 1316 " 210/297  
 1317 " "  
 1318 " "

1287 Sarah Derry WHG 26/267  
 1288 Chest. Devel. L.P. 292/449  
 1289 Cora Cushny MLM 2/409  
 1290 " "  
 1291 Clara M. Goldsborough WHG 33/305 ; 290/418  
 1292 Corshny 277/270  
 1293 Chest. Devel. 210/297  
 1294 " " "  
 1295 " " "  
 1296 " " MLM 3/353  
 1297 Margaret E. Johnson 34/338

MLM2/409 - conveys lot fronting on Green St -  
formerly KS & L

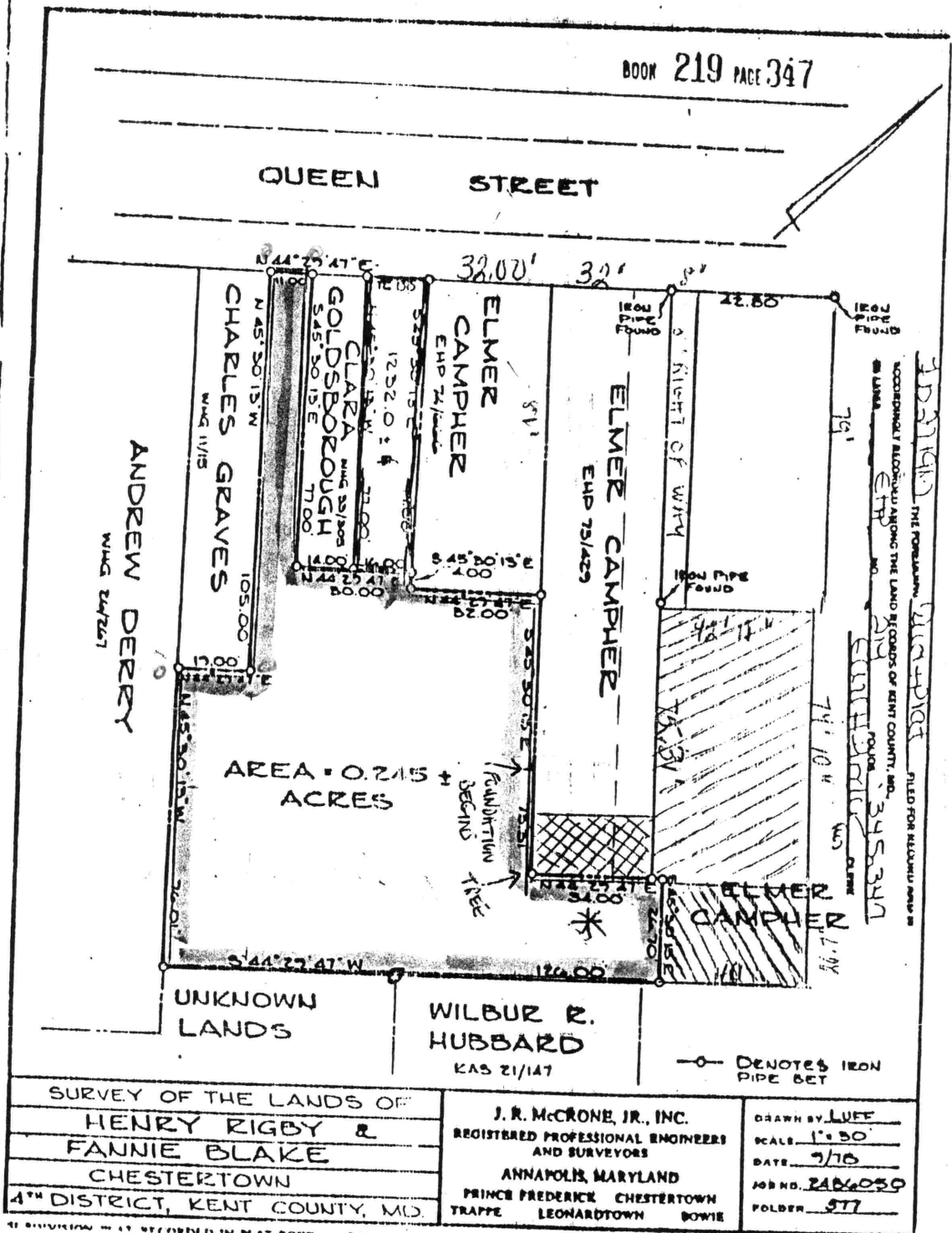
Grantors also convey RT & 1 to any other  
land in block bounded - by Court Railroad Ave.  
Green & Cannon

grantors Henry H. Rigby & Randolph Rigby  
formerly Perry Chambers Sr.

277/270

289/68 - Quit claim from KS & L

277/270 - small lot adjacent to above



SCALE OF ABOVE

1 CM = 10 ft.

\* POSSIBLE GRAVEYARD SITE

THE EXTENSION OF THE 1/4" →



LIBER STD 13 FOLIO 232

PORTION CONVEYED BY GRACE T. POLLY WESTCOTT ETAL TO FREDERICK MICHAEL BY DEED 15 JULY 1904



Harley - 297/351

Begin at pt.  $S39^{\circ}33'42''W - 217' \pm$  from  $\&$  Cannon  
at rt.  $\&$   $S5.23' \pm$  from  $\&$  Water St.

$S39^{\circ}03'42''W - 45' \pm$

$N50^{\circ}56'18''W - 72' \pm$

$N39^{\circ}03'42''W - 45' \pm$

$S50^{\circ}56'18''E - 72' \pm$  to begin

THIS DEED made this 11th day of June  
in the year One Thousand Nine Hundred and Eighty (1980),

BY AND BETWEEN THE PENN CENTRAL CORPORATION, a Pennsylvania corporation, having an office at 1700 Market Street, Philadelphia, Pennsylvania 19103,

JUN 30-80 A E27977 \*\*\*\*\*60.00  
JUN 30-80 A E27976 \*\*\*\*\*19.80  
JUN 30-80 A E27975 \*\*\*\*\*21.00

RECEIVED

JUN 30 7 50 AM '80  
CLERK-CIRCUIT COURT  
KENT COUNTY

hereinafter referred to as the Grantor, and ROBERT J. KESTELL and JANET A. KESTELL, his wife, whose mailing address is 103 Maple Avenue, Chestertown, Maryland 21620,

hereinafter referred to as the Grantee;

WITNESSETH, that in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00)-----the said Grantor does grant and convey unto the said Grantee, the heirs or successors and assigns of the said Grantee, in fee simple, the premises described in Schedule "A" attached hereto and made a part hereof, without warranty or covenant, express or implied, of any kind whatsoever.

RECEIVED FOR TRANSFER

THIS 30th DAY OF June 19 80  
Nancy L. Unruh SECRETARY  
SUPERVISOR OF ASSESSMENTS KENT CO MD.

mailed to Robert J. Kestell 7/11/80

SCHEDULE "A"

ALL THAT PARCEL of land situate in the Town of Chestertown, County of Kent and State of Maryland, bounded and described according to a plan of survey made by Ervin Engineering dated April 26, 1978, as follows, viz:

BEGINNING at a point marked by an iron pipe now set marking the intersection of the northeasterly right-of-way line of a spur of railroad track of the former The Delaware Railroad Company with the southeasterly right of way line of Queen Street, said street being a town street of the Town of Chestertown, Maryland, improved with a 25 foot wide pavement and having a 50 foot wide right-of-way, said point of beginning also located 33.00 feet distant northeasterly, measured radially, from the centerline of the single track of said railroad spur (all bearings herein refer to those of the "Right of Way and Track Map, Delaware Railroad Company, Chestertown Branch, Map No. V2/51"), said point of beginning also marking a corner to lands of unknown owners; thence with the northeasterly right of way line of said railroad and with the line of lands of unknown owners by the following three courses and distances: (1) Southeastwardly, along a curve to the left having a radius of 813.13 feet, a chord of 285.00 feet, a chord bearing of South 36 degrees 44 minutes 59 seconds East, an arc distance of 286.47 feet to an iron pipe now set, said point located 33.00 feet distant northeasterly, measured radially, from the said centerline of the single track of the railroad spur; thence (2) South 46 degrees 50 minutes 34 seconds East for a distance of 69.85 feet to an iron pipe now set, said point located 33.00 feet distant northeasterly, measured at right angles, from the centerline of the single track of the railroad spur; thence (3) South 61 degrees 10 minutes 41 seconds East for a distance of 69.76 feet to an iron pipe now set on the northwesterly right of way line of Front Street, said street being a town street of the Town of Chestertown, Maryland, (said street also known as Water Street), improved with a 24 foot wide pavement and having a 50 foot wide right of way; thence (4) with the northwesterly right of way line of Front Street, South 18 degrees 57 minutes 59 seconds West for a distance of 71.56 feet to an iron pipe now set on the southwesterly right of way line of the aforesaid railroad spur, said point marking a corner to land now or formerly of The Town of Chestertown, Maryland, as recorded in Liber 078 Folio 358 among the land records of Kent County, Maryland; thence with the line of said land now or formerly of The Town of Chestertown, Maryland, and with the southwesterly right of way line of the railroad spur, parallel with the single track of the spur, the following two courses and distances: (5) North 46 degrees 50 minutes 34 seconds West for a distance of 166.76 feet to an iron pipe now set, said point located 15.00 feet distant southwesterly, measured radially, from the centerline of the single track of the railroad spur; thence (6) Northwestwardly along a curve to the right having a radius of 861.13 feet, a chord of 279.04 feet, a chord bearing of North 37 degrees 31 minutes 08 seconds West, an arc distance of 280.28 feet to an iron pipe now set on the southeasterly right of way line of Queen Street, said point located 15.00 feet distant southwesterly, measured radially, from the centerline of the single track of the railroad spur; thence with the southeasterly right of way line of Queen Street the following two courses and distances: (7) North 31 degrees 38 minutes 48 seconds East for a distance of 27.29 feet to an iron pipe now set; thence (8) North 43 degrees 37 minutes 00 seconds East for a distance of 25.99 feet to the point and place of beginning.

CONTAINING 21,814 square feet, or 0.5008 of an acre, more or less.

EXCEPTING AND RESERVING, however, to Grantor, easements for all existing wire and pipe agreements, occupancies and licenses, if any, between Grantor and other parties, of record or not of record, that in any way encumber the premises hereinabove described, together with the right to convey such easements to the occupant without securing approval of the Grantee herein. Grantor specifically reserves and retains all rentals, fees and considerations resulting from such agreements, occupancies, licenses and easement conveyances.

FURTHER EXCEPTING AND RESERVING unto the said Grantor, the existing railroad track and appurtenances thereto located upon said premises, excluding, however, that track which is subject to use by the Maryland Department of Transportation as hereinafter set forth, together with the right but not the obligation to enter upon the premises for a period of 180 days after the date of delivery hereof, for the purpose of removing said track and appurtenances.

SUBJECT, however, to (1) the state of facts disclosed by the survey hereinabove mentioned; and (2) the right and easement of the Maryland Department of Transportation for railroad purposes and all uses appurtenant thereto over the entire width of the parcel of land hereinbefore described, including, but not limited to, ingress and egress, for a distance of 265 feet east of Queen Street.

TITLE to the premises hereinabove described became vested in the said Grantor pursuant to Articles of Merger between The Delaware Railroad Company and The Penn-Central Corporation, effective December 31, 1979.

TOGETHER with all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises above described and mentioned and hereby intended to be granted , together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee, the heirs or successors and assigns of the Grantee, EXCEPTING, RESERVING and SUBJECT as aforesaid.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF the said Grantor has caused this Deed to be executed the day and year first above written.

TEST:

Michael C. Spinks

Richard L. Henry

THE PENN CENTRAL CORPORATION

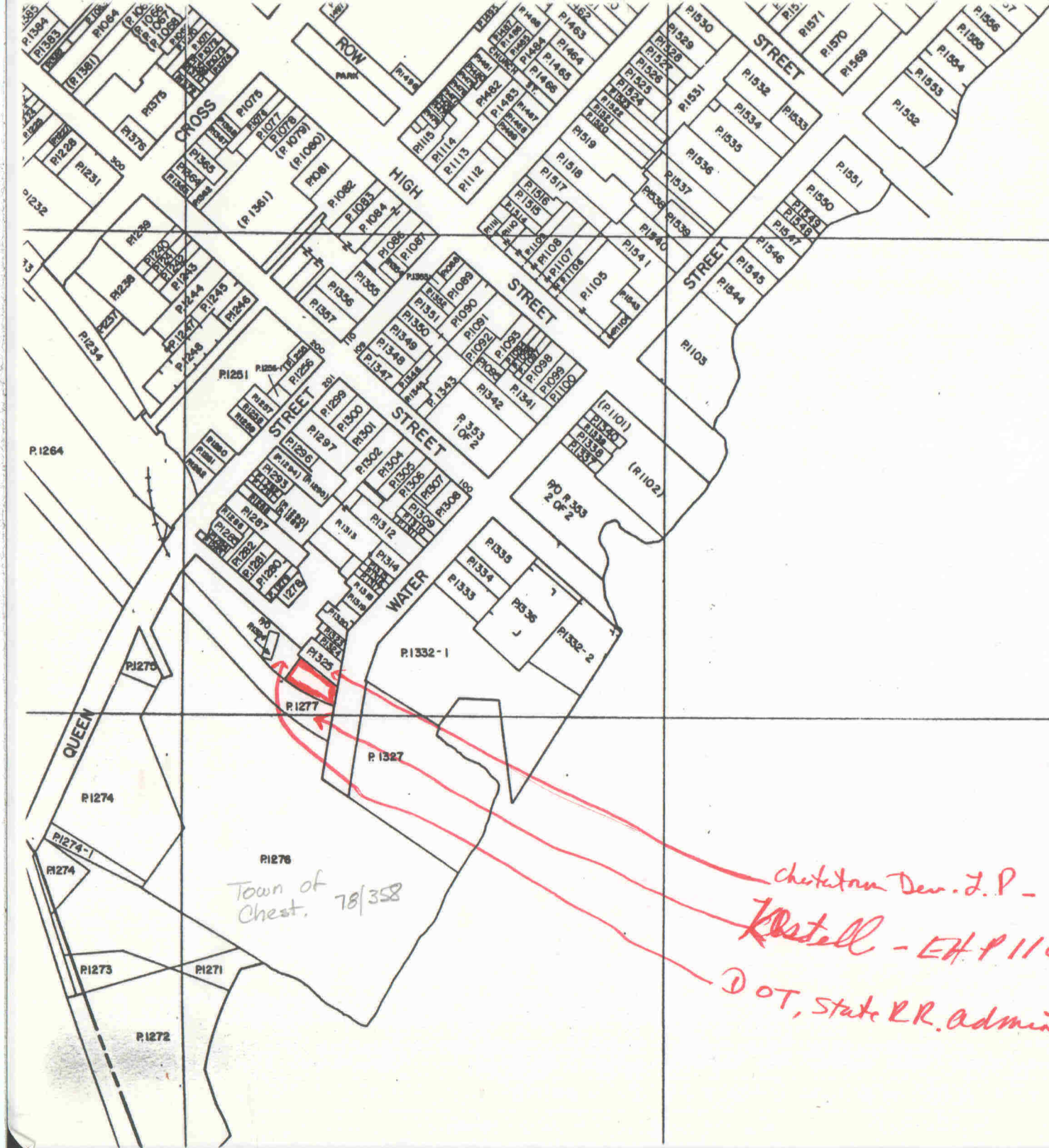
By: Richard D. Jordan

RICHARD D. JORDAN  
Director of Property Sales  
Administration

Attest: Assistant Secretary

ASSISTANT





P.1325 - Chestnut Dev. Z.P. - EHP 210/297  
P.1277 - Kestell EHP 110/138

Town of Chest. 78/358

Chestnut Dev. Z.P. - EHP 210/297  
Kestell - EHP 110/138  
DOT, State RR. Admin. - EHP 134/244



See Kestell option to Ramunno and copy of 1986 tax map with references - EHP 210/297 - 5 year option to purchase any other land Kestell May own from Trust - option 10/31/97

TOWN

TOWN OF  
CHESTER TOWN  
EPA 11/2/78

FRANKLIN L. MENCH  
WMS 08/274

JOSEPH W. STRONG, SR.  
TRUSTEE  
EHP 204/306  
133 A

CHESTER POWER  
EPA 204/306  
133 A

CANNON

WATER STREET

RAILROAD AVENUE

STREET

STREET

27

ROBERT J.  
NESTELL  
EPA 10/308  
O SOA

MICHAEL  
LESLAY  
NO RES

CHESTER TOWN, LE  
LTD PARTNERSHIP  
EHP 210/291

CAROLYN  
MILLER  
EHP 193/111

HILDA GILBERT  
EHP 67/102

ROBERT P. MILLER  
EHP 170/48

ROBERT P. MILLER  
EHP 170/44

CHARLES H. SMITH  
EHP 210/297

CHARLES H. SMITH  
EHP 210/297

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EHP 210/297



LIBER 134 PAGE 244  
RECEIVED

BOOK 1169 PAGE 712

MAY 13 3 15 PM '82

CLERK-CIRCUIT COURT  
KENT COUNTY

Quitclaim Deed - Maryland

Filed for Record Apr 21 1982 At 3:59 P.M. Same Day Recorded in 1169 per Ch. 1169

THIS DEED made this 8<sup>th</sup> day of January in the year One  
Thousand Nine Hundred and Eighty-Two (1982),

BY AND BETWEEN THE PENN CENTRAL CORPORATION, a Pennsylvania corporation, MAY 13-82 A #24871 \*\*\*\*\*93.00  
(successor to the Penn Central Transportation Company; the Philadelphia  
Baltimore and Washington Railroad Company; the Delaware Railroad Company; the  
Baltimore, Chesapeake and Atlantic Railroad Company; the Pennel Company; the  
York, Hanover and Frederick Railway Company; and the New York, Philadelphia  
and Norfolk Railroad Company); and BALTIMORE AND EASTERN RAILROAD COMPANY, a  
Maryland corporation, each having an office at 1700 Market Street,  
Philadelphia, Pennsylvania 19103, hereinafter referred to as the Grantor, and  
the STATE OF MARYLAND, to the use of the Maryland Department of Transporta-  
tion, State Railroad Administration, having offices at the Maryland Department  
of Transportation, State Railroad Administration, Elm Road, P.O. Box 8755,  
Baltimore/Washington International Airport, Maryland 21240, hereinafter  
referred to as the Grantee;

WITNESSETH: That the said Grantor, for and in consideration of the sum  
of, NINE MILLION TWO HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$9,295,000.00) paid  
to the said Grantor by said Grantee, as authorized by Maryland's Board of  
Public Works by its approval on December 2, 1981, as item 35 RP on pages 51  
through 56 inclusive, of a purchase agreement dated December 7, 1981, the  
receipt whereof is hereby confessed and acknowledged, does by these presents,  
remise, release and quitclaim unto the said Grantee, the successors and  
assigns of the said Grantee, all its right, title and interest of, in and to  
the premises described in Schedule "A" attached hereto and made a part  
hereof.

RECEIVED FOR TRANSFER  
THIS 13 DAY OF May 1982  
Doris F. Raleigh SECRETARY  
SUPERVISOR OF ASSESSMENTS KENT CO MD.

RECEIVED  
APR 26 1982  
STATE RAILROAD  
ADMINISTRATION

DEED REC'D FEE 21800 H  
#24525 C123 R01 T15:59

F04/21/82

Delivered to J. Frederick Price, Esq. January 1982

narrows constantly to 115 feet at station 1843+87<sup>±</sup> thence increases constantly to 150 feet at its point of termination at the northeast edge of Kidwell Avenue, as shown on valuation map V2-30.

The line of railroad hereinbefore described is identified as Line Nos. 147 and 148 in the records of the United States Railway Association. The Grantor has delivered a copy of each valuation map referred to in this description to the Grantee. Such valuation maps are on file in the offices of the Maryland Department of Transportation, State Railroad Administration, Elm Road, P.O. Box 8755, Baltimore/Washington International Airport, Maryland 21240 and are incorporated by reference herein and made a part hereof.

ALL THAT PROPERTY situate in Massey Election District No. 1, Kennedyville Election District No. 2, Worton Election District No. 3, Chestertown Election District No. 4 and Town of Chestertown, County of Kent and State of Maryland, being all of the right, title and interest of The Penn Central Corporation of, in and to all that certain piece or parcel of land and premises, easements, rights-of-way and other rights of any kind whatsoever appurtenant, thereto or used in conjunction therewith on and along that portion of the railroad of said The Penn Central Corporation (formerly The Delaware Railroad Company) known as the Chestertown Branch, said portion generally being sixty-six feet wide, unless noted otherwise and described as follows:

BEGINNING at Massey at the junction with the above described Centreville Branch in the centerline of Massey-Delaware Line Road, indicated as parcel A, MDC 000 A06, as shown on valuation map V2-4, and containing 2.07 acres extending through the interchange and crossing Maryland 299, as shown on valuation map V2-5.

THENCE extending in a general southwesterly direction, following along said right-of-way of railroad, approximately 20.36 miles, through the following locations: Lambson, Black, Kennedyville, Still Pond (Hebron), Lynch and Worton, to the easterly line of Front Street in the Town of Chestertown, the place of ending.

FROM the centerline of Maryland 299 east, the right-of-way is 100 feet wide from station 7+23<sup>±</sup>, to the centerline of Maryland 313 at station 50+07, at which point the right-of-way is reduced to 66 feet and continues at this width, as shown on valuation map V2-31.

EXCEPT in Blacks, the right-of-way is reduced to 35 feet at station 310+45, as shown on valuation map V2-36, to station 318+55, as shown on valuation map V2-37, at which station the right-of-way increases to 66 feet and continues at that width.

EXCEPT in Kennedyville, the right-of-way is reduced to 53 feet at station 477+05<sup>±</sup> to station 481+23<sup>±</sup>, as shown on valuation map V2-40, at which point the right-of-way increases to 66 feet and continues at that width.

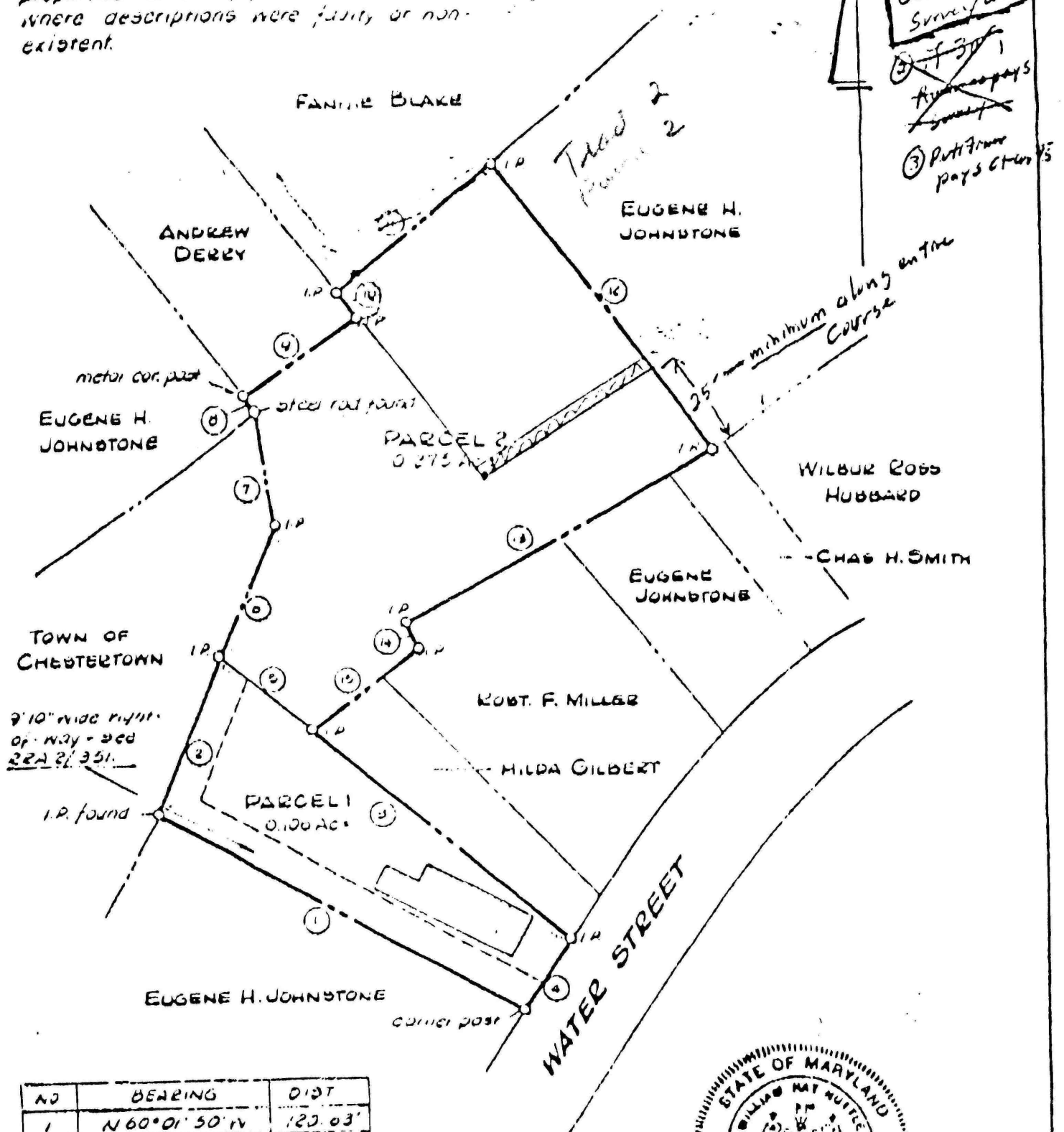
EXCEPTING the right-of-way narrows at station 1026+20<sup>±</sup>, as shown on valuation map V2-50 and plats 83 and 83A until south of High Street (Maryland 20) on the Strawboard branch where it becomes 60 feet wide and continues to end of track at station 50+70 and on the Chestertown branch where it resumes at 60 feet wide until station 1067+40 where the right-of-way narrows, as shown on valuation map V2-51, widening through the yard until station 1077+05 at the northwest edge of Queen Street, through which the railroad has an easement on the southeast edge of Queen Street, at which point the railroad has an easement for operation and maintenance that is approximately 115 feet wide through the entire area to the southeast edge of Front Street, as shown on valuation map V2-51 and plats 83, 84 and 85.

INCLUDING parcel A in Lambson adjacent to the right-of-way from station 185+95<sup>±</sup> to station 194+10<sup>±</sup> on the east edge of Maryland 290 containing 1.22 acres, as shown on valuation map V2-34.

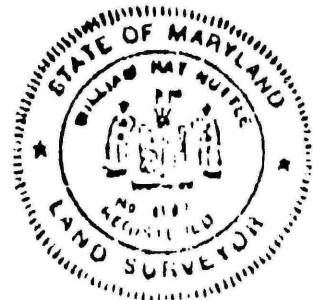
INCLUDING a parcel in Lynch and adjacent to the southeastern edge of the railroad right-of-way from station 691+10<sup>±</sup> to station 693+15<sup>±</sup>, adjacent to the eastern edge of Maryland 561, and containing approximately 16,940 square feet, as shown on valuation map V2-44.

# Exhibit 2

Note: No adequate description was found of this property or of most of the adjacent properties. Lines of possession were observed, where descriptions were faulty or non-existent.



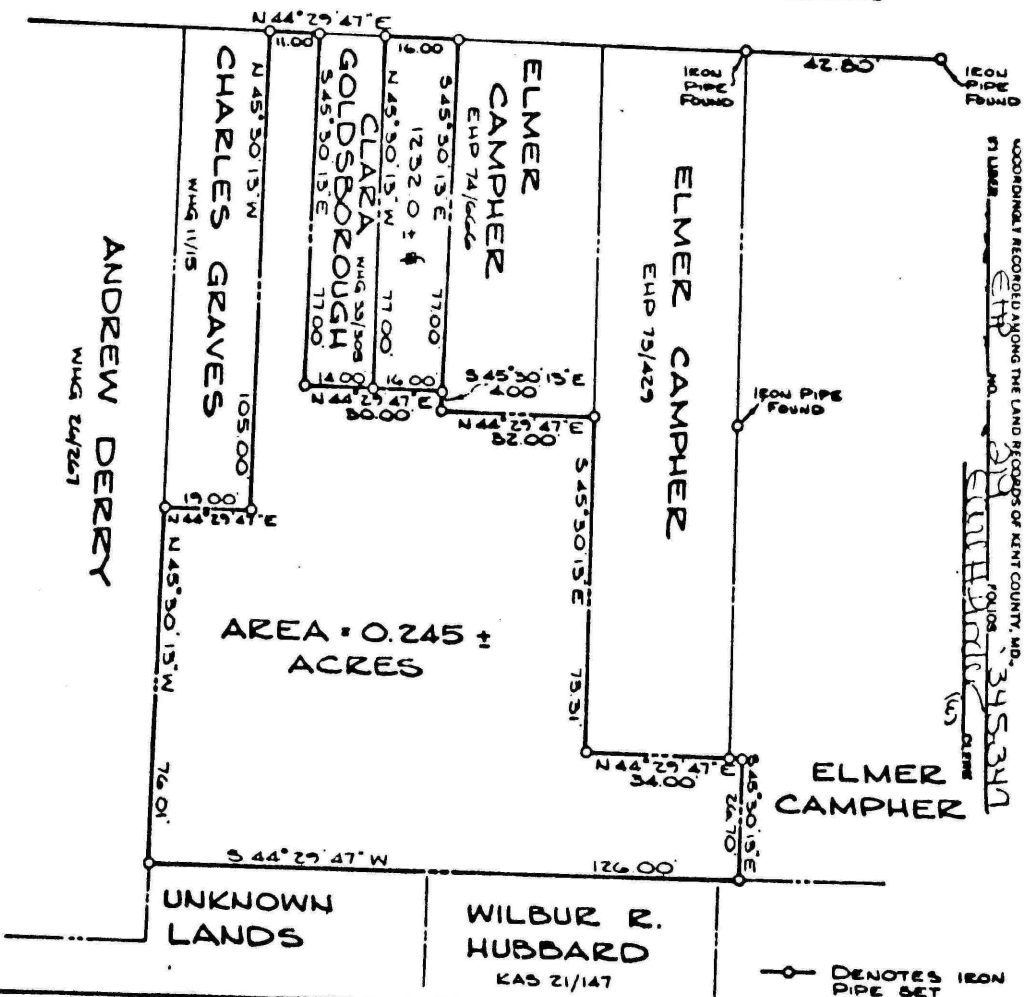
NO	BEARING	DIST
1	N 60° 01' 50" W	123.03'
2	N 21° 38' 30" E	50.30
3	S 49° 13' 10" E	130.83
4	S 31° 19' 20" W	25.24
5	N 49° 13' 10" W	34.50
6	N 21° 38' 30" E	43.03
7	N 10° 07' 40" W	33.73
8	N 35° 52' 00" W	5.04
9	N 54° 49' 40" E	40.00
10	N 35° 10' 20" W	8.95
11	N 48° 58' 10" E	60.80
12	S 30° 07' 20" E	104.34
13	S 58° 36' 40" W	102.93
14	S 10° 44' 40" E	8.03
15	S 51° 25' 20" W	39.45



SURVEY & DIVISION OF THE  
CAROLYN MILLER LANDS  
CHESTERTOWN, KENT COUNTY, MD.  
Scale 1"=40' Mar. 1986.  
William R. Nutt, Reg. Surveyor  
Chestertown, Md



QUEEN STREET



RECORDED IN THE FOREMAN'S OFFICE  
 ACCORDING TO RECORDS OF KENT COUNTY, MD.  
 BOOK 219 PAGE 347  
 FILED FOR RECORD AND AS  
 EHP 75/429  
 EHP 74/666  
 CLARA GOLDSBOROUGH  
 CHARLES GRAVES  
 ANDREW DERRY

SURVEY OF THE LANDS OF		J. R. McCRONE, JR., INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS ANNAPOLIS, MARYLAND PRINCE FREDERICK CHESTERTOWN TRAPPE LEONARDTOWN BOWIE	DRAWN BY LUFF
HENRY RIGBY &			SCALE 1" = 50'
FANNIE BLAKE			DATE 9/16
CHESTERTOWN			JOB NO. 2486-050
4TH DISTRICT, KENT COUNTY, MD.			FOLDER 577



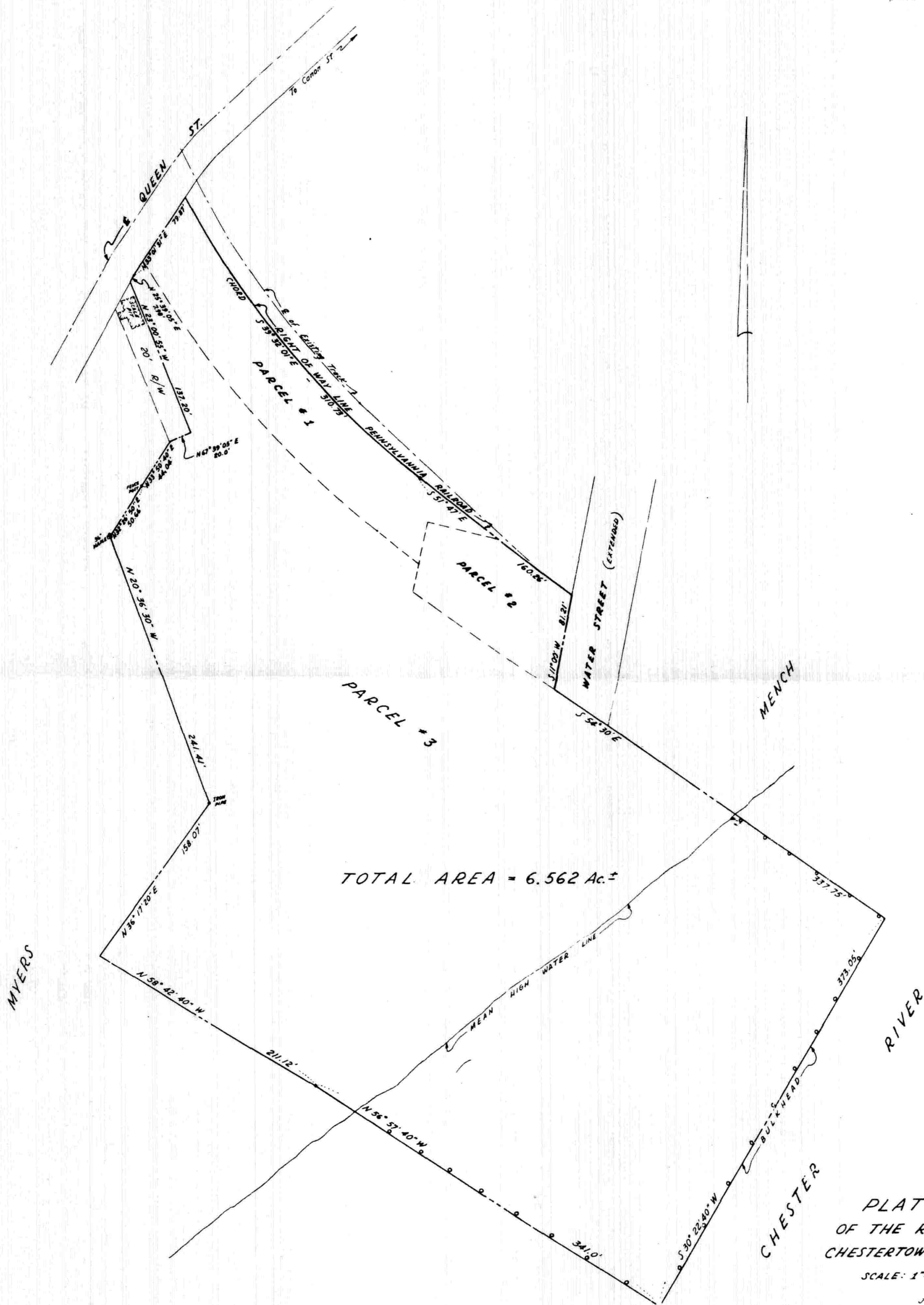
Carolyn Miller Lomax                   \*           In the Circuit Court for  
vs.                                       \*           Kent County, Maryland  
Sarah Elizabeth Derry,  
  \*           Case No. CV-1530-E  
  et al

AGREEMENT TO SETTLE

It is this \_\_\_\_\_ day of \_\_\_\_\_, 1991, agreed by and between Pauline K. White, as guardian over the property of Carolyn Miller Lomax and George A. Lomax, as guardian of the person of Carolyn Miller Lomax and George A. Lomax in his personal capacity, and Cora C. Cushny as named Defendant in this lawsuit and Sarah Elizabeth Derry as a named Defendant, and Vincent L. Ramunno that this document will constitute a full and final settlement of this suit to quiet title over that parcel No.2 as described in the Plaintiff's complaint and further described in Exhibit 2 which is a plat of the disputed property as prepared by William R. Nuttle in March 1986.

WHEREAS, Vincent L. Ramunno joins in the execution of this deed as an adjoining property owner and as a person who may hold an equitable interest in some part or all of the disputed property as he entered into a contract with the Plaintiff herein to purchase said disputed property and which said contract is contingent upon the Plaintiff quieting title to the disputed property, and

1NH61/32



PLAT OF A SURVEY  
OF THE ROBERT N. MANCE LANDS  
CHESTERTOWN, 4<sup>TH</sup> ELECT. DIST., KENT CO., MD.

SCALE: 1" = 50'

*JULY 1959*

J R McCRONE JR. INC.  
CENTREVILLE, MD.  
ANNAPOLIS PRINCE FREDERICK  
LEONARDTOWN TRAPPE

Filed January 18, 1960 by St. Henry Gsell, Clerk